

**Wingham Lodge  
9 High Street  
Wingham  
Canterbury  
CT3 1AZ**

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
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**£1,750.00 pcm                      Unfurnished                      F1146  
(including garden maintenance)**



A beautifully presented five bedroom detached period property providing spacious well appointed accommodation.

The property has been newly redecorated and recarpeted. Dining Room, Sitting Room and Family Room. Kitchen/Breakfast Room, Utility Room and Cloakroom. Family Bathroom and Separate Shower Room. Large cellar. Gardens to rear and side. Driveway to front and double garage. Available now

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**Wingham Lodge**  
**9 High Street**  
**Wingham**  
**Canterbury**  
**CT3 1AZ**

In the sought after village of Wingham, providing easy access via the A257 to both Canterbury which is approximately seven miles distant and Sandwich which is approximately six miles distant. A beautifully presented five bedroom detached period property providing spacious, well appointed accommodation which has been newly decorated and recarpeted. Accommodation on the ground floor; entrance hall, dining room, large kitchen/breakfast room, large lounge with French doors to patio garden, family room, utility room and cloak room. On the first floor there are five double bedrooms, a family bathroom with separate shower and a further shower room. The property benefits from gas fired central heating, has a detached double garage and driveway allowing off road parking for three to four vehicles with attractive gardens to rear which are maintained by the Landlords Gardening Contractor inclusive in the asking rent.

Accommodation comprises (approximate measurements):

**Entrance Hall**

Amtico flooring, wall mounted radiators, door to large cellar.

**Dining Room 19' 4" x 11' 3" (5.89m x 3.43m)**

Stripped wood floor, fireplace (ornamental use only – not to be used), wall mounted radiator, side door to garden.

**Kitchen/Breakfast Room 20' 2" x 15' 0" (6.14m x 4.57m)**

Range of cream painted wall and base units with solid beech work surface, incorporating butler sink, dishwasher, brand new free standing stainless steel gas range style cooker, larder fridge, ceramic tiled floor, wall mounted radiator, single glazed windows to side.

**Utility Room 10' 6" x 4' 0" (3.20m x 1.22m)**

Butler sink, washing machine, floor mounted gas fired boiler, ceramic tiled flooring, wall mounted radiator, single glazed window to rear and door giving access to rear garden.

**Downstairs Cloakroom**

Hand basin, WC, ceramic tiled floor, wall mounted radiator, single glazed window to rear.

**Airing Cupboard**

Large walk-in airing cupboard off kitchen with hot water tank.

**Family Bathroom 17' 6" x 11' 0" (5.33m x 3.35m)**

Feature fireplace with wooden surround (ornamental use only – not to be used), wall mounted radiator, French doors leading to patio and rear garden. Fitted carpet.

**Sitting Room**

25'3" x 15'5" max. Feature working fireplace, fitted carpet, wall mounted radiator. Door leading to side patio garden with fish pond and paved area.

**Cellar**

Two good sized rooms. Cellar comprises of two large storage rooms with power and light. Door leading from the cellar with steps up to the garden.

**FIRST FLOOR**

**Large Family Bathroom**

White bathroom suite comprising claw foot rolled edge bath, separate shower cubicle, WC and hand basin, built-in storage cupboard, wall mounted radiator, amtico style flooring, single glazed sash window to front.

**Shower Room**

WC, hand basin, separate fully tiled shower cubicle with thermostatic shower and glass door, tiled floor, wall mounted radiator, obscured single glazed window to rear.

**Bedroom One 13' 5" x 14' 0" (4.09m x 4.26m)**

Fitted carpet, wall mounted radiator, single glazed sash window to side.

**Bedroom Two 15' 0" x 11' 9" (4.57m x 3.58m)**

Walk-in storage cupboards, fitted carpet, wall mounted radiator, single glazed sash window to side.

**Bedroom Three 13' 0" x 12' 5" (3.96m x 3.78m)**

Fitted carpet, wall mounted radiator, single glazed sash window to side.

**Bedroom Four 12' 3" x 14' 0" (3.73m x 4.26m)**

Double to front. Two built-in wardrobes, wall mounted radiator, fitted carpet, single glazed sash window to front.

**Bedroom Five 12' 1" x 12' 2" (3.68m x 3.71m)**

Double to front. Built-in cupboards, wall mounted radiator, fitted carpet, single glazed sash window to front.

**Outside**

Outside there are attractive gardens to front and rear (which are maintained by the Landlords gardener) with driveway to front allowing off road parking for at least three vehicles and a detached double garage. Enclosed garden to rear of the property with large patio area, lawned areas with mature shrub borders.





**Energy Performance Certificate**



Wingham Lodge,  
High Street,  
Wingham,  
CANTERBURY,  
CT3 1AZ

Dwelling type: Detached house  
Date of assessment: 30 July 2010  
Date of certificate: 30 July 2010  
Reference number: 7806-4046-6263-7780-3974  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 306 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	26	31	44

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	472 kWh/m <sup>2</sup> per year	361 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	21 tonnes per year	15 tonnes per year
Lighting	£357 per year	£190 per year
Heating	£3,711 per year	£2,966 per year
Hot water	£292 per year	£208 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

<b>Rent</b>	<b>£1,750.00</b> per calendar month (including garden maintenance) exclusive of all utility bills
<b>Deposit</b>	A Deposit of <b>£2,423.00</b> will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
<b>Lease</b>	Assured Shorthold tenancy of six/twelve months (12 months preferred)
<b>Good Faith Deposit</b>	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached <b>Tenants Information Sheet</b>
<b>Compulsory Fees Payable</b>	A fee of <b>£300.00 plus V.A.T.</b> will be payable to the Agents as part costs of preparing the Tenancy Agreement.  Should a Guarantor be required in order to process your application an additional charge of <b>£60.00 plus VAT</b> will be payable  Should a renewal of your tenancy be subsequently agreed, our administration charge for renewing the tenancy (irrespective of the length of term agreed) will be £100.00 inc <b>VAT</b>
<b>Right to Rent</b>	Before allowing a tenant to live in one of our rental properties, it is now required by law that we carry out checks to ensure that you are allowed to rent in the UK. We do this by checking that you have the valid documentation, such as an EU passport or valid working VISA. In most cases, we will simply require a copy of your UK passport. If this is not possible, a combination of other documentation may be acceptable. For further information, please contact a member of our staff.
<b>Viewing</b>	By appointment with the CANTERBURY office of FINN'S (Tel: 01227 452111) once we are in receipt of a completed registration form
<b>Local Authority</b>	Canterbury City Council – Council Tax Band 'G'
<b>Special Conditions</b>	<b>No Housing Benefit, no smokers, one family pet may be considered Available now</b>

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